

HERITAGE | PRESERVATION | SENSE OF PLACE | ENVIRONMENTAL PROTECTION | GROWTH  
PREPAREDNESS | APPROPRIATE BUSINESS OPPORTUNITIES | HOUSING OPPORTUNITIES | LOCAL  
SELF-DETERMINATION | REGIONAL COOPERATION | SHARED SOLUTIONS | EMPLOYMENT OPTIONS | REGIONAL  
IDENTITY | INFILL DEVELOPMENT | TRADITIONAL NEIGHBORHOODS | OPENSOURCE PRESERVATION | TRANSPORTATION  
ALTERNATIVES | GROWTH PREPAREDNESS | BUSINESS OPPORTUNITIES | EDUCATIONAL OPPORTUNITIES | HOUSING  
OPPORTUNITIES | LOCAL SELF-DETERMINATION | COOPERATION | SHARED SOLUTIONS | EMPLOYMENT  
OPTIONS | REGIONAL IDENTITY | INFILL DEVELOPMENT | TRADITIONAL NEIGHBORHOODS | OPENSOURCE  
PRESERVATION | TRANSPORTATION ALTERNATIVES | BUSINESS OPPORTUNITIES | EDUCATIONAL OPPORTUNITIES | HOUSING  
PROTECTION | GROWTH PREPAREDNESS | BUSINESS OPPORTUNITIES | EDUCATIONAL OPPORTUNITIES | HOUSING  
OPPORTUNITIES | LOCAL SELF-DETERMINATION | COOPERATION | SHARED SOLUTIONS | EMPLOYMENT  
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# *Quality Growth Resource Team Report*

**Boston**  
**December 2002**

PLACE | ENVIRONMENTAL PROTECTION | GROWTH  
NAL OPPORTUNITIES | HOUSING OPPORTUNITIES | LOCAL  
ARED SOLUTIONS | EMPLOYMENT OPTIONS | REGIONAL  
ORHOODS | OPENSOURCE PRESERVATION | TRANSPORTATION  
BUSINESSES | EDUCATIONAL OPPORTUNITIES | HOUSING  
NAL COOPERATION | SHARED SOLUTIONS | EMPLOYMENT  
PMENT | TRADITIONAL NEIGHBORHOODS | OPENSOURCE  
TAGE PRESERVATION | SENSE OF PLACE | ENVIRONMENTAL  
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The Georgia Quality Growth Partnership (GQGP) is a collaboration among diverse public and private entities that seeks to provide local governments and citizens with the tools and knowledge to transform the way we define, create, and sustain high quality Georgia communities.

The primary purpose of the GQGP is to facilitate local government implementation of quality growth approaches by:

- Disseminating objective information on the various approaches.
- Developing tools for implementing these approaches.
- Sharing of best practices learned from other places, times, and cultures.
- Promoting acceptance of quality growth by the general public and community leaders.

Founded in March 2000, the GQGP has grown to more than 30 organizations, each contributing time, in kind services, or financial resources to fostering Partnership efforts.

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[www.dca.state.ga.us/publications/boston.html](http://www.dca.state.ga.us/publications/boston.html)

CDs are available upon request.

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# Recommendations

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Major Gateway -  
Hwy. 84 & Green St.

## Gateways

- Annex property at gateways
- Use Land Use regulations to control development at these sites
- Install signage to channel visitors to downtown
- Improve landscaping (GaDOT will permit heavier landscaping if persistent)

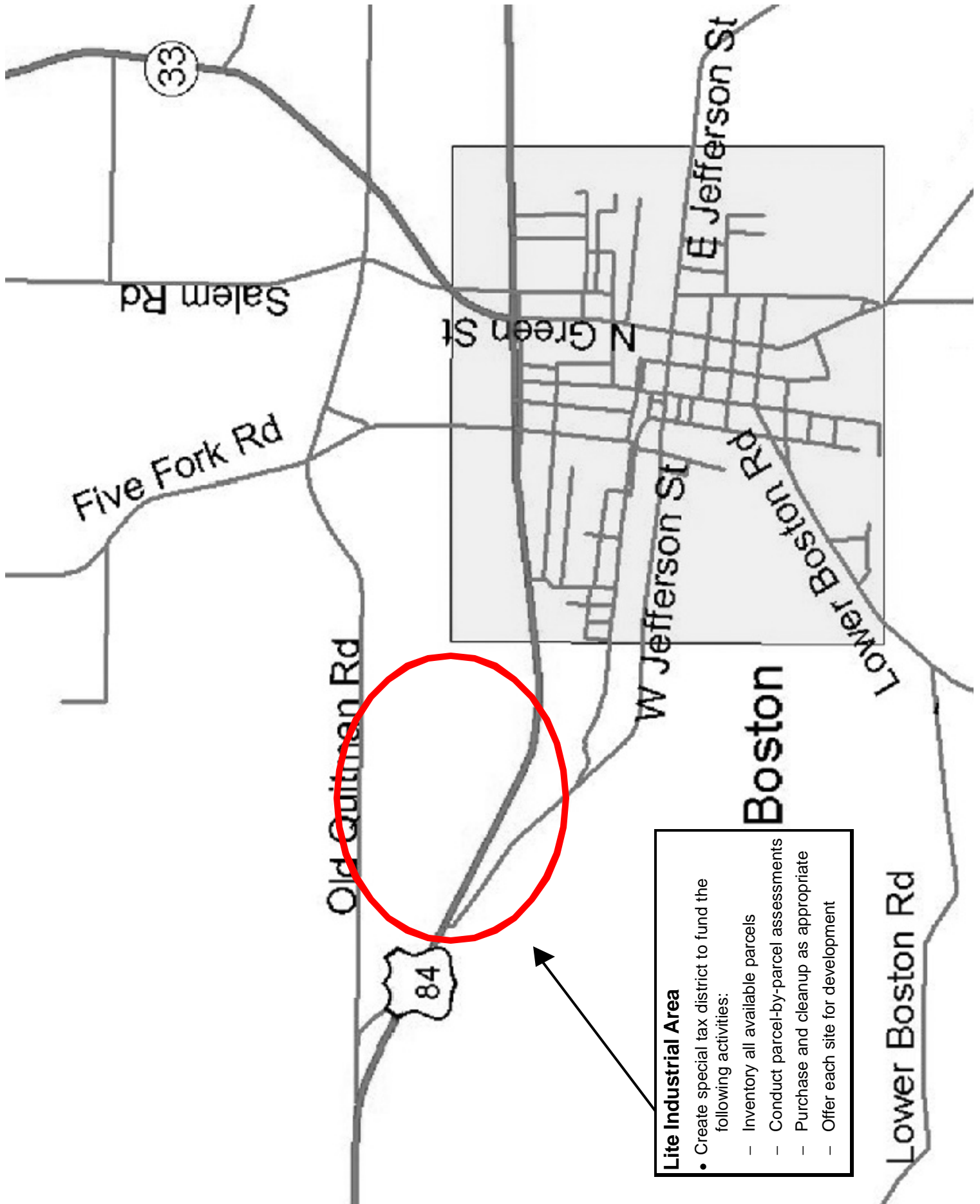
Minor Gateway -  
Main St. & Railroad Ave.

## Historic Downtown Boston

- Maintain historic character
- Encourage retail usage of storefronts
- Acquire the following properties and offer for redevelopment:
  - Facade located next to C&L Loan Company
  - Building at 106 North Main Street
  - Vacant lot behind Main Street buildings
  - Old gas station property at Main & Jefferson Streets
  - Property at Main & Railroad Avenue with "red barn"

## Candy Manufacturer Development Site

- Annex and acquire property
- Utilize state assistance programs to finance acquisition and development (see Recommendations Chart)



# Recommendations

		More Information About Recommendation				
Recommendation	Why Necessary	Illustration #	Appendix	Cost	Timeframe	General Comments
Acquire property located next to C&L Loan Company (only façade remains), stabilize, and offer for redevelopment	To preserve the integrity of historically significant structures	1	C	High	Immediate	Possible uses for this space include: Trailhead, Outdoor Café, pass-thru from parking area to downtown. Keep the space active. Gate at night if necessary for security.
Acquire property at 106 North Main Street (building with purple & blue trim), stabilize, and offer for redevelopment	To preserve the integrity of historically significant structures	1	C	High	Immediate	Possible uses for this space include: Visitor's Center, Café/Ice Cream Parlor/Candy Outlet, or Retail
Acquire vacant property behind Main Street buildings and offer for redevelopment	To provide a space for downtown parking	1	C	High	Immediate	
Establish a Façade Grant Program	To maintain downtown character	2		Low	Mid-Term	
Encourage retail uses in downtown storefronts	To maintain downtown character	3	D	None	Long-Term	Possible uses include: Market, Café, Restaurants, Antiques, and Pharmacy
Relocate office/professional (medical, brokerage, etc.) uses to upper floors	To maintain downtown character	3	D	None	Long-Term	Creates density, brings more people downtown
Acquire old Gas Station property at the corner of Main & Jefferson Streets, stabilize, and offer for redevelopment	To preserve the integrity of historically significant structures	4	C	High	Immediate	Possible uses include: Farmer's Market (seasonal, organics, local product); Special Events (city sponsored or private use)
Acquire property across Railroad Tracks from Post Office with "red barn," stabilize, and offer for redevelopment	To preserve the integrity of historically significant structures	5	C	High	Immediate	
Develop a marketing plan for Boston	To help promote tourism in Boston	6		High	Mid-Term	Marketing plan should include information about the following Boston amenities: 1) Mini Marathon; 2) Dog Training; 3) Bicycle Riding; 4) Bird Watching; 5) Hunting Plantations; 6) Train Watching; 7) Dining; 8) "Bedroom Community;" 9) Farmer's Market; 10) 2nd Biggest Boston in US; 11) Christmas Parade; 12) Great Pumpkin Hunt; 13) Carnegie Library; 14) Spring Fling; 15) One Hour from Florida Panhandle
Explore lodging options	To help promote tourism in Boston			None	Long-Term	Possible options include: Bed & Breakfast, Inn above retail space on Main Street, and Historic Home Room Rental Bank
Conduct a Tree Survey	To preserve the integrity of significant trees			Low	Long-Term	
Conduct a Historic Resources Survey and seek National Register Designations	To preserve the integrity of historically significant structures		E	High	Long-Term	Economic development tool for historic residential and commercial properties
Adopt a Historic Preservation Ordinance and create a Local Historic District	To preserve the integrity of historically significant structures		F	High	Long-Term	
Become a Certified Local Government	To preserve the integrity of historically significant structures		G	High	Long-Term	
Seek designation of Main Street Program	To gain assistance with downtown revitalization		H	Low	Long-Term	
Start a Charter School	Attracts families for quality of life and will help to capture some of Thomasville's 20% projected growth for next decade			High	Long-Term	Investigate Baconton's successful school
Review and update Ordinances & Regulations	To enable the types of development recommended by the Resource Team			Low	Immediate	
Annex property at gateways and install signage	To help plan, protect, and control the type of development at entrances to Boston. Will channel visitors to downtown Boston.	7		High	Immediate	Investigate highway turn lane modifications to allow access to Main Street from westbound 84
Annex property for Lite Industrial Development Site (see page 5)	To increase Economic Development Opportunities in Boston			High	Mid-Term	
Develop old school and old library sites for recreational use	To provide venues for recreational activities			High	Mid-Term	
Explore transportation plans for Thomas County	To assist the community with transportation needs around Thomas County for work, play, medical, or housing.			Low	Immediate	County is beginning implementation. Early coordination would ensure city's needs are recognized by the county

Implementation of Recommendation			For Local Use		
Funding Source	Technical Assistance	Applicable Toolkit/Ordinance	Responsible Party	Status	Notes
<b>Acquisition</b> – Downtown Development Revolving Loan Fund, Georgia Cities Foundation, Transportation Enhancements <b>Renovation</b> – Downtown Development Revolving Loan Fund, Georgia Cities Foundation, Redevelopment Fund	See Appendix B	Targeted Corridor Redevelopment			
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See Appendix A	DCA Main Street Program				
See Appendix A	DCA Main Street Program				
See Appendix A	DCA Main Street Program				
<b>Acquisition</b> – Redevelopment Fund, Sustainable Agriculture Research & Education Program, Georgia Cities Foundation, Downtown Development Revolving Loan Fund <b>Hazardous Waste Mediation</b> - Local Development Fund, Redevelopment Fund	See Appendix B	Targeted Corridor Redevelopment			
See Appendix A	See Appendix B	Targeted Corridor Redevelopment			
Local Development Fund	University of Georgia, Small Business Development Center, or Private Consultant				
See Appendix A	See Appendix B				
Georgia Forestry Commission Grant	See Appendix B	Tree Protection Ordinance			
Department of Natural Resources Historic Preservation Grants	RDC	Historic Preservation Ordinance			
	RDC	Historic Preservation Ordinance			
	See Appendix B				
	DCA Main Street Program				
See Appendix A	See Appendix B				
See Appendix A	RDC	Reducing Barriers to Quality Growth; Downtown Specific Plans; Encouraging Mixed Use Development			
<b>Acquisition</b> – Downtown Development Revolving Loan Fund, Georgia Cities Foundation, Transportation Enhancements <b>Signs</b> - Local Development Fund	See Appendix B	Improving Strip Commercial Corridors			
OneGeorgia, Employment Incentive Program - Public Facilities and/or low-interest fixed assets financing for "bird in hand" business or development location where jobs are created and/or retained	See Appendix B				
See Appendix A	See Appendix B				
See Appendix A	RDC	Controlling Your Transportation Destiny			

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